



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Report

Date: August 15, 2014

Project Name: *The Village of Oakland Springs*

Subject: Layout Approval

Location of Subject Property

The subject property is located south of Huntsville-Browns Ferry Road and east of Bowers Road.

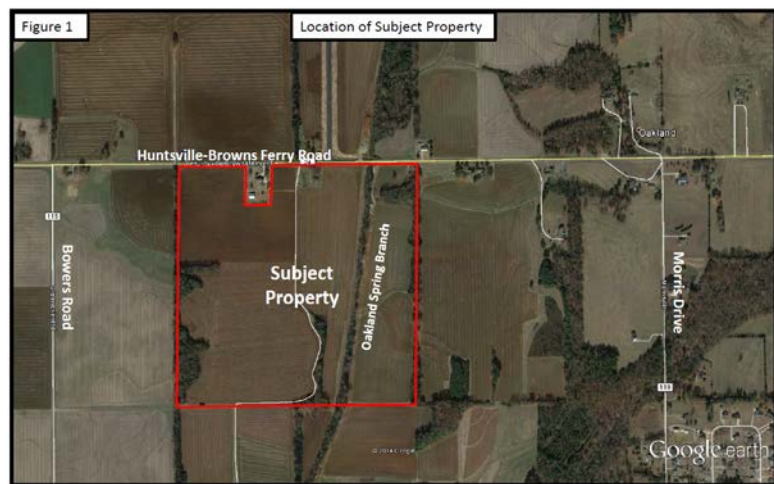
Background

The applicants are *Ron Roberts, David Slyman and Todd Slyman*. The property contains 157.12 acres. The subject property is zoned *TND, Traditional Neighborhood District*. The Planning Commission recommended a zoning map

amendment for the *TND, Traditional Neighborhood District* at their June, 2014 meeting. The City Council approved the zoning change on July 28th. The adjoining properties to the east and west are both zoned *AG, Agriculture*. The properties to the north located in the City of Madison are zoned *AG, Agriculture*. All of the properties zoned *AG, Agriculture* are used for agricultural production. The remaining properties to the north are within the *City of Huntsville* and include the recently constructed Holladay Boulevard that extends to Highway 72 from Huntsville-Browns Ferry Road.

Applicant Request

The applicant is requesting approval of a layout for *The Village at Oakland Springs Subdivision*. The development will provide a *Neighborhood Center Area* with approximately 17.62 acres of that can include future commercial uses, civic uses and spaces, and residential units above the first floor



(including live/work units that combine a residence and a resident's workplace). Approximately 19 acres of the overall 157.12 acres will be maintained open space. This includes the floodway overlaying *Oakland Springs Branch*, several parks, and some smaller open spaces that allow views and access to the greenway. One of the parks will have a lake that will also serve as a retention pond. *The Mixed Residential Area* and *Neighborhood Edge Area* will occupy the remaining 119.60 acres. *The Mixed Residential Area* allows for single-family detached dwellings and limited neighborhood service areas. The *Neighborhood Edge Area* is reserved for single-family detached dwellings.

The plan provides 345 residential lots including 72 Neighborhood Edge lots and 273 Mixed Residential lots, one-third of which are served by alleys. Not including Tract 1, 2 or 3 the proposed neighborhoods have a gross density of 2.4 dwelling units per acre. This is most consistent with *R1A, Low Density Residential*. The *Neighborhood Center Area* allows for dwelling units above the first floor which could increase the number of dwelling units for the development as a whole. The 345 lots could produce an estimated population of 928 residents.

Staff Recommendation

Staff and the Technical Review Committee recommend approval of the layout *for The Village of Oakland Springs Subdivision* with the following contingencies:

1. The city will need 120 feet of right-of-way for the improvement of Huntsville-Browns Ferry Road and is requesting the applicant provide an additional 20 feet along the southern boundary of Huntsville-Browns Ferry Road.
2. Provide documentation that ensures the layout design can be in compliance with Section 4-12-9. *All garages must be oriented to the side or rear yard. For single family detached housing, garages may be oriented to the front yard but must be recessed from the wall plane of the building façade no less than twenty (20) feet.* Staff proposes adhering to this standard at this time.
3. If City funding is used for the construction of the proposed bridge, it must serve multiple neighborhoods internal to Huntsville Browns Ferry Road (N); Burgreen (E); Powell (S); and Bowers (W). It would be best to have a collector street with no homes fronting on it near the south of the subject property. The bridge could be located at the northern point of crossing shown on the plan, however, it does not connect directly with properties to the east or west, though it would still provide connectivity. The Planning Commission should include a specific recommendation to City Council on this item for their consideration and approval or denial of funding for a bridge, prior to the Preliminary Plans being brought to Planning Commission for approval.
4. Improvements to Huntsville-Browns Ferry Road will be required.
5. Ensure house pads are out of utility and drainage easements.

